

Eucalyptus Grove Homeowners Annual Membership Meeting

January 13, 2022 (6PM)

Minutes

(Subject to Membership's approval)

The meeting was held at Good Space (Goleta), Colin Smith, Board President, called the meeting to order at 6:02 pm.

Other Board Members present:

Joe Mora, Christine Hall, Craig Nicholson and Howard Lange.

Also in attendance: Bob Bartlein & James Nguyen from Bartlein & Co., Inc.

Roll Call

108 units were represented at the meeting by proxy or by attendance. A quorum was achieved (90 proxies/attendees required).

Proof of Notice

All owners of record were sent a Notice of Meeting on 11/9/21.

Prior Meeting Minutes from Annual Meeting of 2021

Motion carried to dispense of the minutes and approve as prepared.

Officer's Reports

The Treasurer's Report for 2021 was read, with the following year-end totals:

Total Revenue	\$851,444.02
Operating Expenses	\$442,407.60
Res. Expenditures	\$242,570.29
Total Funds Available	\$2,346,905.95

As of 12/31/21, the Association Reserve is 85.8% fully funded.

The Treasurer's Report was unanimously accepted as presented.

Board President, Colin Smith noted a lot of siding work has been done, re landscaping is still in progress but nearing completion, Sidewalk repairs and tree work are still on going. Board has been working on rewriting the Bylaws & CC&Rs and has made some real progress. The Gym is currently undergoing a remodel and the fence along Hollister repair is next on the list of repairs.

Election of Board

The 2-year term of three Board Members Colin Smith, Craig Nicholson and Howard Lange were up for re-election.

Four Association Members were **nominated** to serve two-year terms on the Board:

Colin Smith, Craig Nicholson, Tamara Simmons and Owen Roth

It was moved and seconded to close the nominations. Unanimously approved.

Since there are more candidates than board openings, the election will be delayed and

secret ballots will be mailed to owners to vote. An inspector of elections will be appointed who is not related in any way to the Board or candidates to count the ballots when the time comes. Ballots are planned to be counted at the March meeting subject to enough ballots received. Otherwise, Board will extend voting deadline.

Old Business

None

New Business The members present unanimously approved the “**Excess Funds Resolution**”.

The membership officially thanked the Board Members (“**Board Action Confirmation**”) for their dedication and hard work contributed to the Association throughout 2021 and also approved their decisions made on behalf of the Association this past year.

Topics of Discussion included: Fence Repair and Gym Status

Adjournment The **Annual Meeting** was adjourned at 6:24 pm.

A short Board meeting followed immediately.

Submitted by Matt Mora, Scribe.

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 13, 2022 (6PM)
Via Zoom.com and Good Space (Goleta)
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora

Homeowners present: Various left from annual meeting. Tom & Valerie Doty present.

Management: Bob Bartlein & James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:24PM

Inspector of Elections Appointment: Tom Doty was unanimously approved Inspector of Elections to count the ballots. Planning to count on 3/10/22, subject to enough ballots received.

Owners Requests: None

Approval of Prior Meeting Minutes: Chris moved to accept prior meeting minutes of 12/9/21. Joe seconded. Unanimous.

Vendor: 7634 sidewalk and mulching look great thanks to Enviroscaping. Thanks to Jose for collecting Christmas trees and setting up spots to drop off trees. Vent pipe at pool replaced and painted by beachside. Heater in spa went out and replaced by Tropical Pools and pump failed the next day also replaced. Lock on pool back gate damaged, supply chain issues with locksmith installing replacement parts

Landscape Report: Treating and fertilizing trees by SB Pest. Sidewalk behind 7634 finished, mulching in progress. Tree trimming in progress by Action Tree. Still dealing with the drought and drip conversion.

Treasurer's Report

	Dec 21	YTD
Total Income	\$73,048.12	\$840,156.05
Op. Expenses	31,951.56	435,707.60

Reserve Expenditures	5,969.44	242,570.29
Total Expenditures	37,921.00	678,277.89
Transfer to Reserve	27,976.33	335,715.96
Transfer from Reserve	0.00	45,000.00
Balance in Savings	\$ 2,341,905.95	
Due from Unit Owners	\$ 4,101.03	
Total Assets	\$ 2,351,006.98	

Operating Expenses are about 14.1%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: 7626 small dry rot in siding. Beachside invoice to replace vent pipes at pool house. Colin moved to ratify \$2,135.69 invoice from 12/14. Chris seconded. Unanimous
- b. Updating governing docs: Draft back from lawyer
- c. 7632 foundation work: In progress
- d. Repairs DG pathway, sidewalks: 7630 and 7640 and bridge pathway need powerwashing?
- e. Gym: waiting on vendor quote for bumper guard
- f. Pool facilities & COVID: Repairs done
- g. Address signs: in progress
- h. EV charging: none
- i. #113 screen door: Colin moved to approve 113 screen door, Howard seconded. Passed with Chris abstaining

New Business

- a. Committees: none
- b. Covers for vehicles: tabled
- c. Book exchange: tabled

- d. #337 water softener: Doesn't want anymore #267 flooring and light fixture: no show #225 lattice enclosure: no show
- e. Statement of information
- f. Recording liens: none

Next Meeting 2/10/21 at 6PM, Via Zoom.com

Meeting adjourned at 7:15PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 10, 2022 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora.

Homeowners present: Tamara S., Lisette, Teresa S., and Ed C.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:24PM

Owners Requests:

Ed Cora: Curious about status of Gym renovation

Tamara, Lisette, Teresa: All observing the meeting.

Approval of Prior Meeting Minutes: Craig moved to add “multiple bids for floor and bumper guards” Howard moved to accept minutes as presented, Colin seconded. Vote: Colin, Chris, Howard yes, Craig no, Joe abstained

Vendor Evaluation: Commend Joe and Enviroscaping. Broken jet nozzle at spa, Ashley got Steve to repair it right away. Colin moved to replace all spa jet nozzles. Joe seconded. Vote: Joe, Craig, Howard, Colin yes, Chris no. Colin moved to accept bid from Enviroscaping to finish drip conversion and relandscape creek area behind pool house for \$13,150. Chris seconded. Unanimous with Joe abstaining

Landscape Report: Mulching almost done, 7630-7634 sidewalks complete. Joe will meet with Don from beachside to coordinate trash container work. Bat/Owl boxes? Will get bid

Treasurer's Report

	Jan 22	YTD
Total Income	\$69,420.01	\$69,420.01
Op. Expenses	16,823.61	16,823.61

Reserve Expenditures	32,900.00	32,900.00
Total Expenditures	49,723.61	49,723.61
Transfer to Op Reserve	(19,696.40)	(19,696.40)
Transfer from Op Reserve	29,266.00	29,266.00
Transfer to Reserve	(29,266.00)	(29,266.00)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$2,362,133.75	
Due from Unit Owners	\$3,937.88	
Total Assets	\$2,371,071.63	

Operating Expenses are about 5%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: Carport beam repairs invoice: Colin moved to ratify Beachside invoice for \$15,040. Joe seconded. Unanimous. Colin moved to ratify SB Pest invoice for \$3,450 to fertilize trees. Joe seconded. Unanimous. Colin moved to ratify invoice for Enviroscaping for converting pathway from DG to concrete for \$12,000. Chris seconded. Unanimous with Joe abstaining.
- b. Updating governing docs: Chris moved to remove Craig as point of contact with lawyer. Craig isn't point of contact, James is. Colin moved to schedule special meeting on Wednesday 2/23 at 6pm via zoom
- c. 7632 foundation work: In progress
- d. Repairs DG pathway, sidewalks: Joe will give price to powerwash
- e. Gym: Quote from Johnson Fitness for \$9,355.40 for flooring and bumper guard. Colin, Chris, Howard yes. Joe and Craig no. passed. Vendor to be vetted before work is assigned.
- f. Pool facilities & COVID: see vendor evaluation.

- g. Address signs: 7620, 7622, 7626, 7630, 7624 get bids for wooden numbers on buildings.
- h. EV charging: Colin moved to create “Solar Committee” with Tamara and Joe. Howard seconded. Unanimous
- i. #318 new patio cover: Tabled

New Business

- a. Secret Ballots for Board election: mailed on 1/28/22. Tom Doty as Inspector of Elections. Hope to have enough ballots on 3/10/22 to count.
- b. Committees: tabled
- c. Bike Rack Clearing: Chris moved to have a quarterly bike purge. Colin moved to approve 7630 bike rack for \$2,500. Chris seconded. Unanimous with Joe abstaining.
- d. Vehicle covers: none
- e. Book exchange: tabled
- f. #337 front door light: tabled
- g. #135 utility doors: tabled
- h. #225 lattice: Colin moved to approve as long as kept to Association approved design: Joe seconded unanimous
- i. Building plans: tabled
- j. Recording liens: none

Board approved adding #262 request to have metal handrail installed at common pathway / steps. Board approved metal handrail installation for safety purposes.

Next Meeting 3/10/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:11PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 10, 2022 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora

Homeowners present: Tamara Simmons, Bill Rauch, Owen Roth, Joe Mora, Chris Hall

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Tamara Simmons: Wants to replace window and patio door, will send quote from vendor to board for approval. Also requesting an EV charging reevaluation of her bill.

Joe Mora: Requesting new flooring approval for his bathrooms. Colin moved to approve as long as it abides by the noise specs. Chris seconded. Unanimous with Joe abstaining.

Chris Hall: Suggested reorganization of website. Also noticed a floodlight too bright across from Gym. Add pathway pagoda lights to new DG pathway between 7628 and 7610? Colin will meet with electrician to show where lights are needed.

Owen Roth and Bill Rauch: Observing

Approval of Prior Meeting Minutes: Colin moved to approve minutes from 2/10 with changes to Old Business G: Board discussed bulb out lollipop signs and unit numbers, and change to New Business L: there was no second to bike purge. Joe seconded. Unanimous. Colin moved to accept minutes from 2/23 with change of Howard Lange being absent. Joe seconded. Unanimous with Howard abstaining.

Vendor: Commend Bartlein for newsletter information. Thank Jose for his hard work, thank Ashley for keeping pool water clean, thank Matt for fixing loose floorboard at sauna and fixing toilet at pool. Trash enclosures still need to be wrapped with moisture barrier paper.

Landscape Report: Mulching finished. Hole coring finished at trash enclosures. Fence repair to start mid-April. Jose out last couple weeks. Add light to corner of Hollister and Log me in? Solar Committee: Jim Dewey added to Solar Committee.

Treasurer's Report

	Jan 21	YTD
Total Income	\$69,754.02	\$139,174.03
Op. Expenses	44,004.22	60,827.83
Reserve Expenditures	15,245.00	48,145.00
Total Expenditures	59,249.22	108,972.83
Transfer to Op Reserve	(10,504.80)	(30,201.20)
Transfer from Op Res	29,266.00	58,532.00
Transfer to Reserve	(29,266.00)	(58,532.00)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,373,027.20	
Due from Unit Owners	\$ 4,767.88	
Total Assets	\$ 2,382,795.08	

Operating Expenses are about 4.8%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: Beachside invoice for \$15,040 for new carport beams. Colin moved to ratify Joe seconded. Unanimous. Unit 204 dry rot noticed on Creekside of building. 7638 siding repair needed.

- b. Updating governing docs: Schedule another meeting 3/24/22 at 6pm via zoom
- c. 7632 foundation work: In progress
- d. Repairs DG pathway, sidewalks: trash enclosure repairs in progress
- e. Gym: Waiting on Johnson Fitness to provide proper documentation so they can install flooring and bumpers
- f. Pool facilities & COVID: Bromine instead of Chlorine? Chris moved to have James investigate cost involved. Colin seconded. Unanimous. Sauna boards splintering Don will check it out. Hot water not working in showers. Parts were ordered.
- g. Address signs: 7620, 7622, 7626, 7630, 7624 get bids for replacement.
- h. EV charging: Request from 7620 #219 (Doty): Let owners know what was done to accommodate Tamaras unit. Joe moved to accept request for EV charger with conditions that they have same rules as Tamara. Chris seconded. Unanimous.
- i. Building Plans: Tabled
- j. Bike Racks and Purging: Purge June 15. Chris moved to accept June 15 date and send notice to owners. Joe seconded. Unanimous

New Business

- a. Committees: remove from new business
- b. Book exchange: Littlelibrary.org. Contact Chris with ideas
- c. #337 front door light: Colin moved to approve Hampton Bay light. Joe seconded. Unanimous. #267 floor: Chris moved to approve as long as they follow sound proofing guidelines. Colin seconded. Unanimous. #135 utility doors: tabled
- d. Building Plans: Tabled
- e. Cleaning lattice frame work at carports: Ask Master Clean for quote
- f. Cement Culvert behind 7632 and 7634: Joe will provide quote
- g. Reserve Study: Joe moved JD Brooks to do reserve study for \$1,980. Colin seconded. Unanimous.
- h. Recording liens: none

Summary of last Executive Session: Unit fined.

Next Meeting 4/14/21 at 6PM, Via Zoom.com

Meeting adjourned at 8:15PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 24, 2022 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Joe Mora. Howard Lange absent

Homeowners present: Neil Bruskin, Ashley Brocco, Owen Roth

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Neil: Observing

Ashley: Suggests making Grove a non-smoking complex

Owen: Catalytic converter stolen in parking lot. Suggests Cameras and/or security?

Updating the CC&Rs

The Board discussed various definitions

Chris moved to add "private" in front of balcony. Joe seconded. Discussed, Motion withdrawn. Colin moved to add "private balcony" to 1.6. Joe seconded. Colin, Craig, Joe Yes. Chris abstained. Passed. Colin moved to include word "only" defining access to balcony. Craig seconded. Craig and Joe Yes, Colin and Chris No. Not passed.

Chris moved to add "City of Goleta" to 1.10. Colin, Joe, Craig Yes. Chris no. passed

Colin moved to approve additional Statement of Declaration including "properties located in City of Goleta" Joe seconded. Joe and Craig yes, Colin and Chris no. not passed

Chris moved to call ourselves "The Eucalyptus Grove" Joe seconded. Joe, Craig yes, Colin no, Chris abstained. Not passed

Next Meeting 4/14/22 at 6PM, Via Zoom.com
Meeting adjourned at 7:15PM

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

April 14, 2022 (6PM)

Via Zoom.com

(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Colin Smith, Howard Lange and Joe Mora

Homeowners present: Bill R. #351, Chris H. #351, Tamara S. #127, Ashley B. #211, Karen M. #259, Joan B. #372, Commodore D. #129 (and Adrian, renter of #129).

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:04PM

Counting of Board Election Ballot for 3 spots began when meeting was called to order. (Results were announced toward the end of the board meeting): 103 valid ballots received and counted by Tom Doty, Inspector of Elections, on camera at Management Offices. He certified and announced the following results:

Colin-90

Tamara-72

Owen-70

Craig-55

Many thanks to Tom Doty for being the Inspector of Elections.

Owners Requests: Karen: Recently began smelling smoke in her unit's bathroom day and night, creating a nuisance. She believes it's coming from #129 and has contacted Commodore, unit owner and tenants. Residents claim it isn't them yet problem persists.

Joan: Vouch for smoke smell in Karen's unit

Ashley: Also attests smelling the smoke in Karen's unit.

Commodore: Landlord of #129 has walked through his unit and smells no smoke, has strict non-smoking policy for his tenants in accordance with HOA rules. Chris Hall and Colin Smith volunteered to visit Karen's unit when she calls so they can attest to the smell. They also asked permission from Commodore to investigate his unit if and when Karen smells smoke again, he agreed.

Bill and Chris: Lattice cleaned looks really good, sent a maintenance file to board and requests some repairs be expedited.

Approval of Prior Meeting Minutes: 3/10: Retain committees in “New Business” and change in Old Business “F”: change to say ignitor working but making a booming sound. Colin moved to accept with changes, Joe seconded. Unanimous. 3/24: Colin moved to accept minutes as presented, Joe seconded, Unanimous with Howard abstaining.

Landscape Report: A lot of debris from the wind being cleaned up, Creek drip conversion for 7624 completed, maintenance. 7620 lights repaired and replaced. Tom Doty’s unit EV charging station having a grounding issue, electrician working on it. Colin moved a motion to approve proposal from Envirosaping to add pavers behind mail kiosk for \$100. Chris seconded. Unanimous with Joe abstaining. Colin moved a motion to approve proposal from Envirosaping to install bat boxes (\$800) around complex, Chris seconded, unanimous with Joe abstaining. Colin moved a motion to accept Envirosaping’s proposal to power wash sidewalks and landings for \$825/day and moved to authorize 5 days of power washing, Craig seconded. Unanimous with Joe abstaining. Colin moved a motion to approve Envirosaping’s bid to repair a curb at the entry gate for \$950, Craig seconded. Unanimous with Joe abstaining.

Vendor: Envirosaping: Howard’s front common landing – debris accumulating and not being blown off. Joe will address. Beachside: Unsatisfactory trim work on trash enclosures as some trim pieces have warped.

Treasurer’s Report

	Mar 22	YTD
Total Income	\$75,198.03	\$214,372.06
Op. Expenses	28,789.84	89,617.67
Reserve Expenditures	5,800.00	53,945.00
Total Expenditures	34,589.84	143,562.67
Transfer to Op Reserve	40,608.19	70,809.39
Transfer from Reserve	29,266.00	87,789.00
Transfer to Reserve	(29,266.00)	(87,789.00)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,413,979.15	
Due from Unit Owners	\$ 4,121.53	
Total Assets	\$ 2,423,100.68	

Operating Expenses are about 7.4%+ below on cash basis

Treasurer’s Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association’s check register, monthly general ledger, and delinquent assessment receivable

reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous.

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: Colin moved a motion to ratify Beachside proposal for \$9,214.32 for siding and trim material. Craig seconded. Unanimous.
- b. Updating governing docs: Special Meeting 4/28/22 at 6pm with new board.
- c. 7632 foundation: waiting for Beachside to provide proposal - in progress
- d. Repairs DG pathway, sidewalks: V-ditch tabled, 7638 siding to be painted
- e. Gym: Johnson Fitness (original vendor) didn't have sufficient paperwork. Their floor installer, Fitness & Flooring, will be the main contractor and is being vetted for necessary paperwork.
- f. Pool facilities & COVID: consolidate signs, make more aesthetic pleasing.
- g. Address signs: 7620, 7622, 7626, 7630, 7624 waiting on bid from Freedom Signs.
- h. #318 new patio cover: none – tabled.
- i. Bike Rack Purge: to be done 6/15/22.
- j. Little libraries/Bat boxes: tabled.
- k. Ratification of approval for #249 laminate floor: Colin moved to ratify, Joe seconded. Unanimous
- l. Cleaning lattice work at carport: cleaned up well.
- m. Extend scuppers: Colin moved to have Don from Beachside extend scuppers on two balconies, above #135 and #127 to see how they look. Joe seconded. Unanimous.

New Business

- a. Building Plans: tabled
- b. Cement culvert behind 7632 and 7634: tabled
- c. Website: tabled
- d. Patrol: tabled
- e. Reverse osmosis with pool: tabled
- f. T-bills investment: tabled
- g. Recording liens: none

Next Meeting 5/12/21 at 6PM, Via Zoom.com (Special board meeting for gov docs 4/28/22). Meeting adjourned at 8:00PM

Submitted by: Matt Mora, scribe.

EUCALYPTUS GROVE BOARD MEETING MINUTES

April 28, 2022 (6PM) Via Zoom

(Subject to Board's Approval)

Board members present: Chris Hall, Joe Mora, Owen Roth, Tamara Simmons, Colin Smith

Homeowners Present: Chris Hall, Joe Mora, Craig Nicholson, Owen Roth, Tamara Simmons, Colin Smith

Management: Not present.

Scribe: Colin Smith

Call to Order: Meeting called to order at 6:01pm

Election of Officers:

Colin moved to nominate Joe as Treasurer, Tamara seconded. Unanimous.

Chris moved to nominate Owen for Secretary. Joe Seconded. Unanimous.

Colin moved to nominate Chris as Vice President. Owen seconded. Unanimous.

Owners Requests:

Tamara Simmons (Unit 127): Submitted a quote for Riggo's windows and patio doors for discussion at the next meeting. Also requested that we discuss her Tesla electricity payment at next meeting.

Owen Roth questions about board member decorum in-between meetings.

Craig Nicholson (Unit 247): Present for Governing Documents Restatement Project

Old Business:

- a. Review of discussion CC&R restatement project and on the progress thus far for newly joined Board Members. Board Members to review lawyer's comments on the suggested changes to the CC&Rs. Board Members to review Condominium Plans.

Adjournment:

Colin motioned to adjourn meeting at 6:47PM. Next meeting scheduled for 5/12 at 6pm. Seconded by Chris. Unanimous.

Submitted by Colin Smith

EUCALYPTUS GROVE OWNERS ASSOCIATION
MINUTES OF BOARD OF DIRECTORS MEETING
May 12, 2022 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Owen Roth, Chris Hall, Colin Smith, Tamara Simmons and Joe Mora.

Homeowners present: Bill Rauch #351, Natasha Bruskin #345, Craig Nicholson #247.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:00PM

Board Nominations:

Tamara nominates Colin for President, Chris seconded. Unanimous with Colin abstaining. Joe resigned as Treasurer, Colin moved to accept resignation, Owen seconded. Unanimous with Joe abstaining.

Chris nominated Tamara as Treasurer, Joe seconded. Unanimous with Tamara abstaining. Joe elected Member at Large.

Owners Requests:

Bill: Requests a maintenance/handyman be hired to inspect & maintain grove buildings and complex. Board will investigate.

Natasha: Nuisance complaint, neighbors at #346 doing construction for the last two months. Owner of 346 claims it's sporadic work. Natasha claims they are remodeling the attic. Chris moved to allow James to contact owner of 346 to see if he can see unit. Tamara seconded. Unanimous.

Craig: Can attest to noise from unit #346. Reported damaged kiosk at front gate and wanted to thank Consolidated Overhead Door for their quick response. Also thanks to Envirosaping for quick response to car accident clean up.

Approval of Prior Meeting Minutes: 4/14 Joe moved to accept minutes as presented. Chris seconded. Unanimous. 4/28 Chris moved to accept as presented, Joe seconded. Unanimous.

Landscape Report: Sinkholes being repaired, Polecraft split rail fence repaired, 7626 sidewalk repaired, car accident clean up and hedge replacement. Drip conversion behind pool in progress. New bike parking completed.

Solar Committee: May be challenges, need to decide on overall goals, Jim Dewey asked for as built plans of development, common area electric bills and age of roofs. Could have funding issues, need more investigation.

Vendor Evaluation: Enviroscaping: thanks for accident clean up and landscape looks great.

Treasurer's Report

	Apr 22	YTD
Total Income	\$68,920.04	\$283,292.10
Op. Expenses	33,665.64	123,283.31
Reserve Expenditures	7,831.25	61,776.25
Total Expenditures	41,496.89	185,059.56
Transfer to Op Res	(27,423.15)	(98,232.54)
Transfer from Op Res	29,266.00	117,064.00
Transfer to Reserve	(29,266.00)	(117,064.00)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,441,721.30	
Due from Unit Owners	\$ 5,449.47	
Total Assets	\$ 2,452,170.77	

Operating Expenses are about 9%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimously approved.

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals:
- b. Updating governing docs: Meeting 5/26 at 6pm
- c. 7632 foundation: Quote from Beachside for \$50,875. Joe moved to accept bid, Tamara seconded. Unanimous
- d. Repairs DG pathway, sidewalks: Lights along new DG pathway in progress, Fence also in progress, Don needs a lot of space to stage materials. Joe moved to fix chain link fence by LogMeIn. Colin seconded, unanimous.
- e. Gym: In progress, will resurvey owners for wants/needs
- f. Pool facilities & COVID: consolidate signs, make more aesthetic. Tamara moved to reverse osmosis pool to clean water, Joe seconded. Joe, Colin, Tamara yes. Owen and Chris abstained
- g. Address signs: Owen moved to accept Freedom Signs quote, \$3,836.48. Tamara seconded. Unanimous.
- h. #318 new patio cover: none.
- i. Bike Rack Purge: 6/15/22.
- j. Little libraries/Bat boxes: Bat boxes arrived will be installed soon.EV charging stations: Colin motioned to change Tamara's new monthly total to \$40/month. Joe seconded. Unanimous with Tamara abstaining. Colin moved a motion to true up

(reimburse) Tamaras bill for \$104.02. Joe seconded. Unanimous with Tamara abstaining.

New Business

- a. Bank signature card: tabled
- b. List from Bill Rausch: red paint on curbs, rails waiting on bids, dirt subsidence under unit 224.
- c. Rekeying common doors: Chris motioned to rekey meeting room, storage, pool equipment, pool gate, and pool restrooms with master key. Colin seconded. Unanimous approved.
- d. 127 window and slider: tabled.
- e. Change newsletter format: tabled.
- f. Building plans: tabled.
- g. Website: tabled.
- h. Patrol: Owen motioned to look into renewing agreement with Sherriff and professionally repost the sign. Chris seconded. Unanimous.
- i. T bills resolution: tabled
- j. Vehicle accident: 4/29/22: Criminal DUI sherriff won't give insurance info. Could be month out before information is given and reimbursement to take place.
- k. Annual roll off dumpster: Colin moved to have roll off from 6/17 to 6/20. Owen seconded. Unanimous.
- l. Recording liens: none.

Colin moved to adjourn the meeting at 8:36PM. Chris seconded. Unanimous.

Next Meeting 6/9/22 at 6PM, Via Zoom.com

Meeting adjourned at 8:36PM

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

May 26, 2022 (6PM)

Via Zoom.com

(Subject to Board's Approval)

Board members present: Chris Hall, Colin Smith, Tamara Simmons. Joe Mora and Owen Roth absent.

Homeowners present: Craig Nicholson #247

Management: James Nguyen

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:05PM

Owners Requests:

Craig: Someone cut hole in pool security gate, repaired Wednesday morning. Had trespassers in pool both Monday and Tuesday mornings. Craig still has issues with how gym floor is being handled, nothing has happened in eight months

Updating the CC&Rs

The Board discussed various definitions and Condominium plans. Including maintenance of landings and balconies and who owns lot 4?

Item added to Agenda

Tamara motioned to put T-Bills on agenda: Colin seconded. Unanimous. Chris motioned to accept Resolution re T-Bills, laddering and investing in T-bills. Tamara seconded. Unanimously approved.

Colin motioned to adjourn meeting at 7:09PM. Chris seconded. Unanimous.

Next Meeting 6/9/22 at 6PM, Via Zoom.com

Meeting adjourned at 7:09PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 9, 2022 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Owen Roth, Chris Hall, Colin Smith, and Joe Mora. Tamara Simmons absent

Homeowners present: Bill R. #351, Joan M. #102, Craig N. #247, Teresa M. #349, Cathy L, #369, Colin S #318.

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:00PM

Owners Requests:

Joan: requesting ramp for ADA access for her parking space, and ADA access to mailbox kiosk. She is investigating the type of vehicle she will be needing. Board will look at the parking area near her unit to identify potential solutions.

Teresa: Wants to know status of gym remodel, has been too long. Board discussion in new business.

Craig: Citing board president allegedly not following Assoc rules, including after hours pool issue, gym floor contractor issues since February. Board will discuss in executive session.

Bill: Submitted list, mailbox kiosk key fixed by post office. There was a leak in building 7634, suggests we label individual water meters, pool gate needs painting, soil erosion by railroad and dead tree by railroad tracks on railroad property, fire extinguisher survey.

Cathy: Creek sign missing by her unit. Meeting in person in the Meeting Room. Apparent after hour pool use by board member is disturbing.

Colin: Noticed lack of pathways between units. 7636 smoke issue. Colin moved to flyer 7636 with no smoking reminder. Chris seconded. Unanimous.

Approval of Prior Meeting Minutes: 5/12 Chris moved to accept minutes as presented with change of Bill requested maintenance person to Bill requested structural maintenance company with handyman to make repairs as well as maintain log to record maintenance needed, date completed, cost, and who did it. Colin seconded. Unanimous. 5/26 Colin moved to accept as presented with change of Joe Mora absent. Chris seconded. Unanimous.

Landscape Report: 7610-7628 trenching ready for lights, pressure washing sidewalks and stairs. Pool creek planting on Saturday. Can Joe have permission to have Action Tree come and give a bid for some trees that are safety concerns. Optimize Electric proposal for \$1,950 for landscape lights, Chris moved to accept, Joe seconded. Unanimous.

Solar Committee: Phase 1 target for charging station in “car wash” space

Treasurer’s Report

	May 22	YTD
Total Income	\$72,474.05	\$355,766.15
Op. Expenses	31,553.27	154,836.58
Reserve Expenditures	3,974.69	65,750.94
Total Expenditures	35,527.96	220,587.52
Trans to Op Reserve	(36,946.09)	(135,178.63)
Trans from Op Reserve	29,266.00	146,330.00
Transfer to Reserve	(29,266.00)	(146,330.00)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,478,968.64	
Due from Unit Owners	\$ 4,245.88	
Total Assets	\$ 2,488,214.52	

Operating Expenses are about 11.3%+ below on cash basis

Treasurer’s Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association’s check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association’s bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous

Old Business:

- a. Dry rot repair and approval/ratification of invoices/proposals: POD rental, Joe moved to accept container for wood storage, Colin seconded. Unanimous. Enviroscaping proposal for \$8,620 to convert hillside behind Ellwood school to drip and plant some plants, Owen moved to accept Chris seconded. Unanimous with Joe abstaining. Proposal from Enviroscaping for \$1,440 to infill hillside by unit #135. Colin moved to accept, Chris seconded. Unanimous with Joe abstaining. Proposal from Abbey Carpet for \$4,750 for gym flooring install. Joe moved to approve with a not to exceed \$6,000 for bumper guards around gym interior, Chris seconded. Unanimous. Proposal from Beachside for \$2,680 for trash enclosure doors siding replacement (from smooth to current grain siding),

Chris motioned to approve line item one for \$1,420. Owen seconded.

Unanimous. Proposal from Drain Masters for \$7,500 to clean manholes sewer drains from 7602-7640 and \$2,150 to clean main manhole in creek bed between 7602 & 7620. Colin moved to accept, Owen seconded. Unanimous

- b. Updating governing docs: Special Meeting 6/22/22 at 6pm
- c. 7632 foundation: Find architect for permits
- d. Repairs DG pathway, sidewalks: In progress
- e. Gym: In progress
- f. Pool facilities & COVID: tabled. Thanks to Craig for citizen's arrest of trespasser.
- g. Address signs: ordered
- h. #318 new patio cover: tabled
- i. Bike Rack Purge: scheduled for 6/15.
- j. Little libraries/Bat boxes: tabled
- k. EV charging stations: tabled
- l. Bank signature cards: tabled
- m. Inspection of walkways and balconies: tabled
- n. Roll off dumpster: End of June 6/17-6/20
- o. Rekeying all common doors: Tri-County \$1,383.18 for Arrow locks. Cal Coast \$2,846.23 for Schlage locks. Joe moved to approve Tri County bid, Owen seconded. Unanimous.

New Business

- a. Request by 102: see owner
- b. List from Bill R: see owner
- c. Changing ped gate code: tabled
- d. Pool gate mesh: Colin moved to replace both gates with plexiglass, Black in front and clear for back door. Joe seconded. Unanimous.
- e. Changing newsletter format: tabled.
- f. Website: tabled.
- g. Patrol: tabled.
- h. Recording liens: none

Special board meeting for gov docs: 6/22/22, at 6PM, via Zoom.

Next regular board meeting: 7/14/22, at 6PM, via Zoom.

Colin moved to adjourn the meeting at 8:45pm. Chris seconded. Unanimous.

Submitted by: Matt Mora, Scribe

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

June 22, 2022 (6PM)

Via Zoom.com

(Subject to Board's Approval)

Board members present: Chris Hall, Colin Smith, Tamara Simmons. Joe Mora and Owen Roth absent

Homeowners present: Cathy L #369, Bill R #351, Karen M #259

Management: James Nguyen

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:05PM

Owners Requests:

Cathy: Thanks for making sure pool rules are being followed. Appreciates Craig Nicholson too for helping.

Karen: Can we have an expert look at building 7636 to see how second hand smoke is getting into her unit. Joe moved to have James ask Don at Beachside if he can crawl in the crawlspace to investigate vents. Chris seconded. Unanimous

Bill: Fire extinguisher survey status? Will get done. Also Bill will be in Oxnard near Dabmar office he can investigate with the boards permission to see what's going on with new tall parking lights? Can we put a lock and chain on gate between grave and log-me-in property? Chris moved to put it on the agenda for discussion, tamara seconded. Unanimous. Discussed, It's not our gate and too much liability. Chris moved to put lock and chain on phase 3 gate. Colin seconded. Vote: 0 yes, 3 No and Tamara abstained. NO

Solar Committee: Chris to take place of Joe on Solar Committee.

Colin moved to approve \$5,950 bid from Drainmasters for installation of 2 two-way clean outs near 7602 #102 down on embankment on main sewer line. Tamara seconded. One clean out will be on the 6" main and the other cleanout will be n a 4" sewer lateral. Unanimous.

Updating the CC&Rs

Board discussed occupancy restrictions and maintenance. Chris moved to change maintenance philosophy to include outdoor closet doors to have association be responsible for outdoor utility doors. Colin seconded. Lengthy discussion. Tamara moved to withdraw the motion, Joe seconded. Unanimous.

Colin motioned to adjourn meeting at 7:09pm. Chris seconded. Unanimous.

Next Meeting 7/14/22 at 6PM, Via Zoom.com
Meeting adjourned at 7:01PM

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

July 14, 2022 (6PM)

Via Zoom.com

(Subject to Board's Approval)

Board members present: Owen Roth, Chris Hall, Colin Smith, Joe Mora and Tamara Simmons

Homeowners present: Bill R. #351, Karen M. #259, Natasha B. #345, Joan M #102, Howard Lang #346, Craig N #247

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:00PM

Owners Requests:

Natasha: Tried communicating with her neighbor in unit 346 about loud construction and it didn't work, noisy work continues at all hours. Chris approached workers and they say they are working on mold issue but that wasn't confirmed. Maybe contact city to see if permits were pulled.

Bill: Maintenance requests submitted. Owen motioned to table Bills 30 page report to give it proper attention during maintenance committee. Colin seconded. Unanimous. Bill also requested Board address maintenance person today.

Karen: Tuesday, June 28th, 7636 unit 129. Female tenant confronted her aggressively. Suggested to call local authorities.

Joan: Vehicle that she will purchase is van with motorized wheelchair ramp that opens on passenger side. Board will discuss ADA accessibility for her parking situation.

Howard: Observing and wanting to know gym status

Craig: Compliment Bill for helping with cleaning trash container. Lack of enforcement from board members. Cars need to be tagged more frequently and towed. Chris motioned to tow two tagged vehicles. Joe seconded. Unanimous.

Approval of Prior Meeting Minutes: 6/9/22 Colin moved to accept minutes. Joe seconded. Unanimous. 6/22/22 Colion moved to accept minutes. Joe seconded. Unanimous.

Landscape Report: Joe met with Action Tree at 7640. Joe moved to have three euc trees removed that are leaning dangerously over two buildings for a little over \$5,000. Colin seconded. Unanimous. Creek behind unit 135 replanting will begin next Saturday. Colin moved to authorize another 5 days of power washing for about \$5,000. Tamara seconded. Unanimous with Joe abstaining.

Committees: Colin moved to discuss committees at next special board meeting. Owen seconded. Unanimous.

Treasurer's Report

	June 22	YTD
Total Income	\$73,688.00	\$429,454.15
Op. Expenses	35,199.83	189,956.41
Reserve Expenditures	8,705.00	74,455.94
Total Expenditures	43,824.83	264,412.35
Transfer to Op Reserve	(29,863.17)	(165,041.80)
Balance in Savings	\$ 2,509,303.75	
Due from Unit Owners	\$ 4,438.28	
Total Assets	\$ 2,518,742.03	

Operating Expenses are about 12.7%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous approved.

Old Business:

- a. Request by #102 for special accommodations and parking: Add new sidewalk for ADA access. Switch spot with 24 hrs.
- b. #259 second hand smoke smell in lower bathroom: Distribute flyer to building residents again; Install sensitive smoke detectors? Maybe small leak in vent?
- c. Dry Rot Repair: Siding needs to be removed from maintenance room to a Marborg storage bin for future dry rot repair.

- d. Updating governing documents: Occupancy restrictions, maintenance of exterior doors, exclusive use common areas: 7/28/22 @6pm via zoom
- e. 7632 foundation: In progress waiting on architect to pull permits.
- f. Repairs and Bids: Enviroscaping bid for \$2,700 to redo sidewalk in front of unit 102 at Association's cost. Colin moved to approve, Owen seconded. Unanimous.
- g. Gym renovation: Chris moved to accept flooring materials from Johnson Fitness (\$5,182.79) as long as shipping is less than \$1,000. Colin seconded. Unanimous. Chris moved to address fan in gym. No second. Owen moved that any owner that wants to use the gym should have a membership to Planet Fitness paid for by the HOA in the meantime. No second. Withdrew.
- h. Pool facilities: Tabled
- i. Address signs: Colin or Chris will be available to make sure signs are installed properly.
- j. 318 patio cover: tabled
- k. EV charging station and #219: tabled
- l. Bank sig card: tabled
- m. Inspection of elevated walkways and balconies: tabled
- n. Rekeying common doors: complete.
- o. Website: tabled

New Business

- a. List from B. Rauch: tabled
- b. Changing ped gate code: tabled
- c. EG gate between log me in and HOA: Tabled
- d. Changing newsletter format: tabled
- e. Recording liens: none

Tamara moved to adjourn the meeting at 8:08 Colin seconded. Unanimous

Next Meeting 8/11/22 at 6PM, Via Zoom.com

Meeting adjourned at 8:08PM

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

July 28, 2022 (6PM)

Via Zoom.com

(Subject to Board's Approval)

Board members present: Chris Hall, Colin Smith, Tamara Simmons. Joe Mora and Owen Roth

Homeowners present: Natasha B #345, Craig N. #247

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:05PM

Owners Requests:

Natasha: Still issue with construction in unit 246. Noise by some motor like machine made at 1am. Chris motioned to recommend warning to unit 246 for noise with evidence and time stamp to be sent to James. Owen seconded. Unanimous.

Craig: Ask Matt to refill rocks at Sauna. Vacation rental continued weeks after letter went out.

Committees:

Board discussed committee protocol and possibly adding more committees for more community involvement.

Updating the CC&Rs

Board discussed maintenance responsibilities of gas lines, patio doors and exclusive use easement.

Chris moved to have board put together list of changes between old and new CC&Rs to present to owners and that the board has one week to do so. Colin seconded. Unanimous

Colin motioned to adjourn meeting at 7:15. Chris seconded. Unanimous.

Next Meeting 8/11/22 at 6PM, Via Zoom.com

Meeting adjourned at 7:15PM

Submitted by: Matt Mora

**EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

August 11, 2022 (6PM)

Via Zoom.com

(Subject to Board's Approval)

Board members present: Owen Roth, Chris Hall, Colin Smith, Joe Mora and Tamara Simmons

Homeowners present: Chris H. #351, Karen M. #259, Ashley B. #221, Craig N #247, Ron G #118

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:00PM

Owners Requests:

Chris: Asked if we could install new bulletin boards at mail kiosks. Board agreed.

Ashley: Observing meeting and here to support Karen M.

Karen: Wondering how Beachside inspection of air vents under the building 7636 went. They sealed and caulked what they could find.

Craig: Thanks to Matt for taking care of adding rocks to sauna, and thanks to Ashley for taking care of the pool. Jacuzzi jets have gone out six times in the last three weeks. Craig also wanted to raise the question of whether or not the board members were enforcing rules. Craig noticed Owen was, apparently, having a large pool party at the pool. All people at pool were owners/residents and had no more than two guests each.

Ron: Asked for permission via email for new screen door. Colin moved to approve screen door, Tamara seconded. Unanimous

Approval of Prior Meeting Minutes: 7/14/22 Colin moved to accept minutes. Tamara seconded. Unanimous. 7/28/22 Colin moved to accept minutes. Tamara seconded. Unanimous. 7/28/22 executive Colin moved to accept minutes. Tamara seconded. Unanimously approved.

Landscape Report: Trees removed at 7640. Pressure washing done. Sidewalk by 102 done. Colin moved to approve sidewalk/curb work at #102 parking for Joan's accessibility for around \$5,700. Tamara seconded. Unanimous with Joe abstaining. Colin moved to approve bid from Enviroscaping for a retaining wall installation behind the pool for \$5,500. Tamara seconded. Unanimous with Joe abstaining. Kids playing in creek? Should we install 'no playing in creek' signs? Discussion. No motion.

Committees:

Gym: Gym flooring shipped. Owen reports that it will be arriving around the 8/21/22. Most gym equipment is past the point of repair. Joe moved to buy new gym equipment with a budget of \$25,000. Chris seconded. Unanimous.

Solar: carwash to charging station? Solar array? Chris moved for CC&R committee, discussion. Chris withdrew her motion.

Soliciting committees: Community feed back? Yes. Gardening? No. Parking patrol? No. Pool? Yes. Community events? Yes. Gym? Yes.

Vendor: Rigos windows great job at Tamaras unit. Respectful and clean. Also commend Don at Beachside for working on warranty for parking lot lights. Durbiano fire equipment boxes/enclosures installed. Grey color not very visible for emergency. Joe moved to install signs for fire enclosure. Owen seconded. Chris no, everyone else yes. Passed.

Treasurer's Report

	July 22	YTD
Total Income	\$70,960.06	\$500,414.21
Op. Expenses	40,188.37	230,144.78
Reserve Expenditures	63,103.32	137,559.26
Total Expenditures	103,291.69	367,704.04
Transfer to Op Reserve	(2,668.37)	(167,710.17)
Transfer from Reserve	35,000.00	35,000.00
Balance in Savings	\$ 2,477,214.35	
Due from Unit Owners	\$ 4,842.15	
Total Assets	\$ 2,487,056.50	

Operating Expenses are about 13%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code

Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous.

Chris moved a motion for the HOA to buy Bartlein an upgraded version of Adobe Acrobat to allow for document to be searchable for about \$150. No second. James will check with assistant maybe it's already possible.

Old Business:

- a. Request by #102 for special accommodations and parking: Add 'slow down' signs? Tamara motioned to add speed bumps? Tabled
- b. #259 second hand smoke: See Owner's Request.
- c. Dry Rot Repair or ratification/approval of proposals or invoices:
Enviroscaping invoice: \$13,150 for landscape renovations. Colin moved to approve, Tamara seconded. Unanimous with Joe abstaining. Beachside \$10,569.49 for siding. Colin moved to approve Chris seconded. Unanimous. Beachside for trash enclosures 2,3,4,5,6,7, and 8 for \$22,548. Joe moved to approve Colin seconded. Unanimous. Unit 263 water leak repair siding for \$3,861.85. Joe moved to accept, Tamara seconded. Unanimous. Colin moved to give Enviroscaping sign posting contract from Beachside, Tamara seconded. Unanimous with Joe abstaining.
- d. Updating governing documents: No extra meeting next month
- e. 7632 foundation: In progress waiting on architect and permits.
- f. Repairs and Bids: Power washing in progress
- g. Gym renovation: See Committees
- h. Pool facilities: Pump room door issues, security flood lights? Pool plexiglass needs to be remounted. Signage moved? Add bulletin board?
- i. Address & directional signs: Repaint signs? Owen moved to have signs repainted total not to exceed \$3,000 on a time and material basis. Chris seconded. Unanimous
- j. 318 patio cover: tabled
- k. EV charging station and #219: Colin moved a motion to commiserate \$40/month charge to what actual usage is with proof from car and/or submeter. Joe seconded. Unanimous with Tamara abstaining
- l. Bank sig card: need info from Owen and Tamara.
- m. Inspection of elevated walkways and balconies: new company and waiting on price
- n. Website: tabled

New Business

- a.** List from B. Rauch: new lights Colin moved to have Don replace all bulbs on the parking lamp posts. Joe seconded Unanimous
- b.** Changing ped gate code: tabled
- c.** EG gate between log me in and HOA: Tabled
- d.** Changing newsletter format: Owen moved to accept new format from Colin. Chris seconded. Unanimous.
- e.** Recording liens: none

Summary from last month's executive session: incident between an owner and board member.

Colin moved to adjourn the meeting at 8:33PM Joe seconded. Unanimous

Next Meeting 9/8/22 at 6PM, Via Zoom.com

Meeting adjourned at 8:33PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
Sept 8, 2022 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Owen Roth, Chris Hall, Colin Smith, Joe Mora and Tamara Simmons

Homeowners present: Kim R #135, Judi B #345, Craig N #247, Tamara S #127

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Kim: Wants to install a split AC/Heating unit in condo. Chris moved to accept proposal as submitted because of lack of natural airflow with the same AC provisions as given to unit 345 except it won't have to be removed if/when they move and this is only for type "A" units with bad ventilation. Tamara seconded. Kim will get specs from contractor. No vote. Colin moved to tentatively approve proposal as submitted pending contractors drawings. Joe seconded. Unanimous.

Judi: Noise complaint with neighbor, city of Goleta hasn't been much help. Noise since March. Email from city says their code enforcement is now involved.

Craig: Several people in pool after closing, front gate was left open the next morning. Gym remodel also taking too long because of the out of state vendor 1) not having a valid CA business license and 2) bill \$1300 more than original bid. Causing a six month delay.

Tamara: Tired of being blocked in carport by vendors. Will call tow company from now on.

Approval of Prior Meeting Minutes: Tamara moved to approve minutes. Joe seconded. Unanimous.

Landscape Report: Cleaning out hillside behind 7640 and Ellwood School. Excavated sidewalk and discovered Romex cable in the dirt that needs to be put in conduit. Joe met with Chris and City of Goleta about butterfly management in grove. Might be eligible for a grant funding for habitat restoration. Envirosaping proposal submitted for 5 tree plantings for \$2,500. Colin moved to approve, Tamara seconded. Unanimous with Joe abstaining. Envirosaping proposal submitted for 100 yards of mulch for \$7,500. Colin

moved to approve, Chris seconded. Unanimous with Joe abstaining. Action Tree submitted proposal for \$7,150 to prune tipuana trees. Colin moved to accept, Tamara seconded. Discussed. Unanimous

Solar Committee: Solar, Chargers, Dual Port Chargers discussed. \$2,400/year cost from Charge Point includes servicing units.

Gym Committee: Flooring in, new equipment bid for \$21,343. Walls and electrical outlet extensions in progress. Colin moved to have Cox add wifi service to agenda. Tamara seconded. Unanimous. Colin moved to accept \$50/month charge for Wifi. Tamara seconded unanimous.

Website Committee: Add approved architectural things and windows with no grid are OK to website

Treasurer's Report

	Aug 22	YTD
Total Income	\$72,618.07	\$573,032.28
Op. Expenses	42,973.59	273,118.37
Reserve Expenditures	15,630.00	153,189.26
Total Expenditures	58,603.59	426,307.63
Transfer to Reserve	29,266.00	234,128.00
Transfer from Reserve	0.00	35,000.00
Balance in Savings	\$ 2,491,457.15	
Due from Unit Owners	\$ 5,290.35	
Total Assets	\$ 2,501,747.50	

Operating Expenses are about 13%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous

Old Business:

- a. Request from 102 for special accommodations and parking: in progress
- b. Dry rot repair: tabled
- c. Updating governing docs: tabled
- d. 7632 foundation: tabled
- e. Repairs DG pathway, sidewalks: tabled
- f. Gym: see committee
- g. Pool facilities & sauna: tabled
- h. Address signs: tabled
- i. EV charging stations: tabled
- j. Bank signature cards: tabled

- k. Inspection of walkways and balconies: tabled
- l. Website: see committee
- m. List from Bill R: tabled

New Business

- a. Request by 135: See owner
- b. Changing ped gate code: tabled
- c. Annual review or audit: tabled
- d. Gutter cleaning: tabled
- e. Grant funding: tabled
- f. Short term rental
- g. Recording liens: Tamara motioned to record lien on #254. Joe seconded. Unanimous.

Colin moved to adjourn the meeting at 8:04 Chris seconded. Unanimous

Next Meeting 10/13/22 at 6PM, Via Zoom.com

Meeting adjourned at 8:45PM

Submitted by: Matt Mora

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 13, 2022 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Owen Roth, Chris Hall, Colin Smith, Joe Mora and Tamara Simmons

Homeowners present: Kim R #135, Karen M. #259, Bethany I. #245, Craig N. #247, Jim D. #339, Garret K. (Representing #203).

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Owners Requests:

Kim: Wants to install a split AC/Heating unit in condo. Chris moved to accept proposal as submitted because of lack of natural airflow with request that the unit be wall mounted. Colin moved to accept, Tamara seconded. Unanimous

Bethany: Request to install window AC unit to condo. Tamara moved to accept as long as Doctor's note (medical accommodation) is provided to the Board. Joe seconded. Unanimous.

Karen: Interconnection of air ducts discovered causing cig smoke from one unit to seep into her lower bathroom. She had an architect review and may have a possible solution. Contractor being contacted to see what can be done to resolve issue.

Jim: Can he temporarily store his mother's 25' RV by carwash spots for the weekend while he moves his mother. Oct 15-23. Chris moved to allow with conditions of a fine of \$50/day every day if it's left there after the 23rd, and nobody can reside in RV while its being stored. And it's parked at "your own risk." Colin seconded. Unanimous. Sign to be made to be put in window showing the stipulations.

Craig: Why can't Jim park the RV along street like everyone else? Parking violations not being enforced by board members. Covered car parked by mail kiosk for weeks in short term parking. Black Mercedes vehicle parked for a long time with expired tags.

Trespassers in pool early in the morning, Board not working to fix this problem. Tamara moved to put creating a committee for patrolling on the agenda and monitoring service on the agenda. Sauna door was not closing properly but was quickly repaired by beachside. Key card control at pool gate was opened and tampered with. Consolidated came and repaired. Thanks to Ashley for monitoring pool and water quality.

Approval of Prior Meeting (9/8/22) Minutes: Colin moved to approve with "pool front gate" added to comments by Craig Nicholson. Tamara seconded. Unanimous. Colin moved to accept executive minutes Chris seconded. Unanimous.

Landscape Report: Mulching at Ellwood School hillside in progress. Tree work done. Pagoda light moved so Envirosaping could pour concrete for handicapped accessible ramp. Hollister fencing to start in November with Beachside.

Solar Committee: Nothing

Gym Committee: flooring and bumperguard done. Get Masterclean to aggressively clean construction dust. Owen asked if we could put old equipment back until new equipment delivered. Colin moved to have CaliFitness assemble equipment for \$850. Owen seconded. Unanimous. Joe moved to accept refurbishing of treadmill for \$630 by approved CaliFitness. Chris seconded. Unanimous. Colin moved to approve CaliFitness monthly maintenance bid as long as its under \$150/month. Tamara seconded. Unanimous. Colin moved to have COX install internet to Gym. Joe seconded. All yes, Chris No. Passed. Owen moved to add internet. To meeting room. Tamara seconded. Unanimous

Website Committee: Modified sidebar and links

Treasurer's Report

	Sept 22	YTD
Total Income	\$70,020.08	\$643,052.36
Op. Expenses	43,882.18	317,000.55
Reserve Expenditures	23,923.66	177,112.92
Total Expenditures	67,805.84	494,113.47
Transfer to Op Reserve	(2,214.24)	(183,938.89)
Transfer from Reserve	0.00	35,000.00
Balance in Savings	\$ 2,493,809.04	
Due from Unit Owners	\$ 6,097.93	
Total Assets	\$ 2,504,906.97	

Operating Expenses are about 13%+ below on cash basis

Treasurer's Report unanimously accepted (Colin moved & Joe seconded) Colin Moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous

Old Business:

- a. #259-Cigarette smell: See owner's request.
- b. #135-mini split AC: see owner' request.
- c. Request for 102 special accommodation parking: in progress
- d. Dry rot repair: ClearView to clean out roofs and gutters for \$3,995. Joe moved to accept. Owen seconded. Unanimous.
- e. Updating governing docs: tabled.

- f. 7632 foundation: waiting for City of Goleta to issue permit.
- g. Repairs DG pathway, sidewalks: unit 102 ongoing sidewalk repair. Power washing done. Colin moved to have Enviroscaping do three more days of power washing. Tamara seconded. Unanimous with Joe abstaining.
- h. Gym: see committee report. OK to pay Abbey Carpet \$8,520 for installation of floor & sidewalls.
- i. Pool facilities & sauna: tabled.
- j. Address signs: not painted yet but new posts installed.
- k. EV charging stations: get quote for EV charging stations from owner in complex.
- l. Bank signature cards: tabled.
- m. Inspection of walkways and balconies: tabled.
- n. Website: see committee.
- o. List from Bill R: tabled.

New Business

- a. Special Meeting for budget discussion: 10/26/22 @6:00pm via zoom.
- b. Changing ped gate code: tabled
- c. Annual review or audit: Joe moved to do the audit. Tamara seconded. Unanimous.
- d. Gutter cleaning: see Old Business 'D'
- e. Grant funding: tabled
- f. Short term rental: Executive Session
- g. Recording liens:

Summary of last month's Executive Session: approval of contract. Assess fine 1 unit.

Colin moved to adjourn the meeting at 8:02pm Chris seconded. Unanimous

Next Meeting 11/10/22 at 6PM, Via Zoom.com

Submitted by: Matt Mora

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

MINUTES OF BOARD OF DIRECTORS MEETING

THURSDAY, NOVEMBER 10, 2022 (6PM) Via Zoom

(Subject to Board's Approval)

Board Members Present: Colin Smith, Tamara Simmons, Joe Mora, Chris Hall, Owen Roth.

Owners Present: Tom Doty #219, Alysia Hendricks #315, Craig Nicholson #247, Karen Mullin #259,

Management: James Nguyen of Bartlein & Company, Inc.

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM - 6:01PM

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE – Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

Alysia #315: Doctor's note for owner to have HVAC – Tamara moved, Joe seconded for owner to install HVAC due to health purposes. Unanimously approved.

Tom #219: See New Business.

Karen #259: See Old Business.

Craig #247: Board needs to enforce gov docs. Car covered at mail kiosk at 7636 has been there for a week. Budget: suggested Board to revisit and review numbers.

Owen #: Gym opened. Wifi working in gym & meeting room. Pool access.

Tamara #127: request to put HVAC on agenda for next month.

3. APPROVAL OF PRIOR MEETING MINUTES (10/13/22 & 10/26/22)

Oct 13th – Colin moved & Joe seconded. With revisions as suggested below by Chris Hall.

Chris' revisions:

Owners request: Kim's AC. Deleted "wall mounted"

Committee to "monitor"

Oct 13th Exec Session – Colin moved & Joe seconded. Approved.

Oct 26th – Joe moved & Tamara seconded. Approved.

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

Operating Expenses are about 13+% below budget thru end of last month on cash basis

Res. Expenditures for last month: Tree work & gym related expenses

Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.

Owen reported. Owen moved, Tamara seconded. Unanimously approved.

Landscape recommendations & proposals: starting on fence along Hollister; sidewalk done at 7602; mulch is being applied; working by Ellwood School.

Committees: Gym; Sunshine-solar; Website; Social; Vendor evaluation

Gym: compliments. Grand opening on Sunday (after 9AM). Wi-fi is working. Sign up will be available.

Possible light fixture. Open at 6AM – 8PM. Owen moved & Colin seconded for a trial run: unanimously approved. Tamara moved to ratify & Owen seconded for CaliFitness to do monthly \$265. Joe moved & Colin seconded for every other month for \$325 maintenance. Unanimously approved. MasterClean to mop and extract moisture. Faucet in bathroom stuck.

Solar: (Tamara) expecting a quote next month (purchases vs lease, etc.); for digging trench & laying conduits, etc.

Website: (Tamara) some items need to be update. Maintenance request forms. Suggestion Section

were added.

Vendor evaluation:

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. #259 cig smoke smell: James to ask for price to extend duct to outside.
- b. Request by #102 for special accommodations & parking; Tamara moved & Colin to stencil #102 on the curb of the uncovered parking stalls and switch her covered parking space as 24 hr. Unanimously approved.
- c. Roof, dry rot repair & painting and approval and/or ratification of proposals & invoices (if any): Colin moved & Tamara seconded to pay \$3,995 gutter cleaning. Approved.
- d. Updating the gov docs; 2nd draft of bylaws & CC&Rs received back from attys; pipes; utility doors. Updating the website for review. After holidays, Board will meet again.
- e. 7632 foundation work re : #245, 247, 248 sloping floor; Saber surveyed; Van Sande Eng.; Beachside. Permit at City waiting for review.
- f. Repairs & bids: DG paths; V-Ditch; Sidewalk; Roofs (if any) Colin moved & Owen seconded to pay Enviroscaping \$5,525 for sidewalk at 101 & 102. Approved. Joe abstained.
- g. Pool facilities & sauna; related issues: An owner, via email, brought up the issue of being able to see someone approaching the front pool gate while in the Jacuzzi. Currently, the dark plexiglass blocks view. After discussion, Tamara moved to make both panels at front pool gate to be clear, Colin seconded. 4 yes; Approved. Owen abstained.
- h. Address signs: on buildings, pathways, directional, speed limit signs
No trespassing signs: order 7 signs. Chris will check.
Speed limit signs: Colin moved & Joe seconded. Tom Doty discussed his proposal of 5MPH signs throughout the development. There would be 6 signs.
Sign #1 – All roads 5 Miles Per Hour; the remaining five will be 5 Miles Per Hour (black letters & white backgrounds).
- i. EV charging station: tabled.
- j. List from B. Rauch & Independent vendor for maintenance; Maintenance person & tracking: tabled.
- k. Inspection of elevated walkways & balconies: tabled.

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. #315 HVAC split system: see owners request.
- b. Handicap bench & shower head for pool shower: Tom will buy a handicap bench/chair for the shower area and Assoc will reimburse him (one was there but now is missing.)
- c. After hours pool monitoring (lights / alarm service)
- d. Annual Meeting, Jan 12, 2023, at 6PM, Mariposa or Good Space? Chris will check with next door to see if space is available.
- e. Front Gate; Changing ped gate code: tabled.
- f. Recording liens
- g. Other items to be put on next month's agenda (Tamara's request for HVAC)

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member)

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting 12/8/22 @ 6PM via Zoom)

Meeting adjourned at 8:16PM

EUCALYPTUS GROVE HOMEOWNERS ASSOCIATION

MINUTES OF BOARD OF DIRECTORS MEETING

THURSDAY, DECEMBER 8, 2022 (6PM) Via Zoom

(Subject to Board's Approval)

Board Members Present: Colin Smith, Tamara Simmons, Joe Mora, Chris Hall, Owen Roth.

Owners Present: Joan Minder #102, Howard Lange #348, Craig Nicholson #247, Karen Mullin #259, Owen Roth #312

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

1. CALL BOARD MEETING TO ORDER – CONFIRMATION OF QUORUM - 6:01PM

2. REQUEST BY OWNERS IN ATTENDANCE / VIA CORRESPONDENCE / PHONE – Open Forum (unless it's an emergency, it'll be put on next month's agenda); Bd to consider request & possibly vote...

Each unit has about 3 minutes to address their concern to the Board or ask permission for...

Joan#102: Painting handicap spot for her with striping and sign. Colin moved to have HOA paint spot with "102 only" and stripe "no parking" on adjacent space. Tamara seconded. Unanimously approved.

Karen #259: See Old Business.

Craig #247: Suggestions for #259 smoke issue. Drafting of CC&Rs should move along to owners and lawyers.

Owen #312: Gym bathroom faucet takes too long to turn off by itself.

Howard #348: Observing the meeting.

3. APPROVAL OF PRIOR MEETING MINUTES (10/13/22 & 10/26/22)

Nov 10th – Colin moved & Chris seconded. With revisions as suggested below by Chris Hall.

Chris' revisions:

6.B. add bench/shelf to be done as part of poolhouse shower retile project.

4. TREASURER, OFFICERS & COMMITTEES (Bd to consider recommendations & possibly vote...)

Operating Expenses are about 6+% above budget thru end of last month on cash basis

Res. Expenditures for last month: Gym equipment; sidewalk replacement; permit for City

Suggested Motion: Move to approve the Treasurer's report and confirm the Board has reviewed all financial information each month as required by Civil Code Section 5500 including, but not limited to, the Association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Association's bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Association's budget or otherwise approved by the Board.

Owen reported. Chris moved, Colin seconded. Unanimously approved.

Landscape recommendations & proposals: Enviroscaping working with Beachside on front fence.

Mulching in progress. Regular maintenance. Trespassers caught trying to steal bike, reported to police. Plant by unit 127 lowered. Old abandoned lights in creek need to be replaced, need proposal from Optimize Electric.

Committees: Gym; Sunshine-solar; Website; Social; Vendor evaluation

Gym: (Owen) Treadmill assembled and running. Signage posted. Missing leg extensions bench add-on

Solar: (Tamara) No quote. Nothing new

Website: (Colin) Forms going to James' spam box. Architectural review page

Vendor evaluation: Thank James for getting City of Goleta involved with Unit #346. Chris moved to have

Hot Tub water filtered two times per year. No second. Colin moved to replace Hot Tub water, Joe seconded.

Unanimously approved.

Colin moved to have lights at 3000K temperature. Tamara seconded. Chris opposed. Others approved. Passed.

Redwood planks at fence were left untarped in the rain.

5. OLD BUSINESS (Board to consider, review and possibly vote on...)

- a. #259 cig smoke smell: Colin moved to proceed with exhaust through crawlspace to front entry with Karen's permission. Tamara seconded. Unanimously approved. Flyer building again re smoking in unit not permitted.
- b. Request by #102 for special accommodations & parking; See Owner's request.
- c. Roof, dry rot repair & painting and approval and/or ratification of proposals & invoices (if any): Fence in progress
- d. Updating the gov docs; Joe moved to push through changes with CC&Rs Tamara seconded. No vote. Chris moved to create a "Governing Document Committee", Owen seconded. Joe No, Rest Yes. Passed
- e. 7632 foundation work re : #245, 247, 248 sloping floor; Saber surveyed; Van Sande Eng.; Beachside will organize now that building permit received.
- f. Repairs & bids: DG paths; V-Ditch; Sidewalk; Roofs (if any) none
- g. Pool facilities & sauna; related issues: Owen moved to add motion sensor lights into shower area by sauna. Tamara seconded. No vote.
- h. Address signs: In progress. Tamara moved to accept Colins changes in font to be the same font size on MPH signs. Chris seconded. Unanimous. Colin moved to accept bid from Freedom Signs for \$4,028 for MPH signs. Tamara seconded. Motion was tabled for more information.
- i. EV charging station: tabled.
- j. List from B. Rauch & Independent vendor for maintenance; Maintenance person & tracking: tabled.
- k. Annual meting 1/12/23 via zoom at 6PM.
- l. Inspection of elevated walkways & balconies: tabled.

6. NEW BUSINESS (Board to consider, review and possibly vote on...)

- a. #127 HVAC split system: Tabled.
- b. #113 New front door: Tamara moved to accept. Joe seconded. Unanimously approved.
- c. Light fixture coordinator log: Matt will submit this month.
- d. After hours pool monitoring (lights / alarm service) tabled.
- e. Resolution to borrow funds: approved.
- f. Recording liens
- g. Other items to be put on next month's agenda

7. EXECUTIVE SESSION

If needed: (Executive Session may only be used to discuss litigation, contracts with 3rd parties, member discipline, personnel, upon an owner's request to discuss payment of assessments, foreclosures, disability requests, legal advice, censure of a director, or mental illness of a member)

- Late payers through end of last month (balances of \$500 or more):
- Internal Dispute Resolution / Levy fines / Bankruptcy / Foreclosure / Small Claims / Write off

8. ADJOURNMENT (Scheduled meeting 1/12/23 @ 6PM via Zoom

Submitted by Matt Mora, Scribe

Meeting adjourned at 8:49PM